



## Inspection Report

### Sample Sample

**Property Address:**  
8805 Sample Way  
Louisville, KY 40222



**ProChek Home Inspections, LLC**

**Darryl Willoughby KY Lic #HI-2038**  
8404 McKenna Way  
Louisville, Ky 40291



<b>Date:</b> 12/1/2013	<b>Time:</b> 3:00 PM	<b>Report ID:</b> 2013-777Sample
<b>Property:</b> 8805 Sample Way Louisville, KY 40222	<b>Customer:</b> Sample Sample	<b>Real Estate Professional:</b>

This inspection was performed for the buyer and was inspected according to ASHI Standards of Practice. The comments made in this report was based on the condition of the home at the time of inspection.

**Comment Key or Definitions:**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home.

**Satisfactory(S)** = The item, component, or unit was visually observed, and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

**Repair/Replace or Further Evaluation Needed (R)** = The item, component, or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components, or units that can be repaired or serviced to satisfactory condition may not need replacement.

**Information Only (I)** = This is general information about an item, component or unit that could be useful for the homeowner.

**Not Inspected (NI)** = Indicates the item, component, or unit was not available for inspection or could not be inspected. If critical to the home purchase decision, recommend subsequent follow-up by a licensed and qualified tradesperson prior to closing.

**Age Of Home:**  
42 Years

**Radon Test:**  
Yes

**Weather:**  
Light Rain

**Temperature:**  
BELOW 60 DEGREES

**Vacant or Occupied:**  
Vacant

**Method of entry:**  
Supra

**Home Style:**  
RANCH

**Foundation:**  
Basement

**Heated Sq Ft:**  
1,556 sqft.

## 1. ROOF COVERINGS

According to ASHI standards of practice the inspector shall inspect the roof covering; the roof drainage system; the flashings; the skylight, chimneys, and roof penetrations. The inspector shall describe the roof covering and report the methods used to inspect the roof. The inspector is NOT required to inspect antennas, interiors of flues or chimneys which are not readily accessible, or other installed accessories.

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

### S R I NI Inspection Items

#### 1.0 SHINGLES

**METHOD OF INSPECTING ROOF:** WALKED ROOF

**ROOF-TYPE:** HIP

**ROOF COVERING:** ASPHALT SHINGLES

**DOWNSPOUTS:** ALUMINUM

**LAYERS OF SHINGLES:** ONE

**Comments:**

#### 1.1 ROOF SHEATHING

**Comments:**

#### 1.2 FLASHINGS

**Comments:**

#### 1.3 ROOF VENTILATION

**VENTILATION:** ROOF VENTS

**Comments:**

#### 1.4 VENT PIPES, AND FLUES

**Comments:**

#### 1.5 GUTTERS

**GUTTER-TYPE:** ALUMINUM

**Comments:**

(1) The paint is chipped and falling off of the gutters in areas throughout. Qualified contractor to further evaluate and determine what repairs are needed.

(2) The wood fascia boards are deteriorated behind the gutters at all four corners of the house and at both sides of the breezeway due to gutter leaks. The gutter joints will need to be cleaned and a sealant or epoxy will need to be applied at all joints where leaks are present.

#### 1.6 GUTTERS

**Comments:**

Gutters are clogged with leaves and debris. Keep gutters clean to prevent water from overflowing gutters.



1.6 Picture 1

#### 1.7 OTHER COMMENTS

**Comments:**

View of the roof.



1.7 Picture 1



1.7 Picture 2

### S R I NI Inspection Items

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## 2. EXTERIOR

According to ASHI standards of practice the inspector shall inspect: the exterior wall covering, flashing and trim; all exterior doors; attached decks, balconies, stoops, steps, porches and

their associated railings; the eaves, soffits, and fascias where accessible from the ground level; the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; walkways, patios, and driveways leading to dwelling entrances. The inspector shall describe the exterior wall covering. The inspector is NOT required to inspect: screening, shutters, awnings, and similar seasonal accessories; fences; geological, geotechnical or hydrological conditions; recreational facilities; outbuildings; seawalls, break-walls, and docks; erosion control and earth stabilization measures.

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**S R I NI    Inspection Items**

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**S R I NI    Inspection Items**

**S R I NI Inspection Items****2.0 FOUNDATION****SOFFIT MATERIAL:** WOOD**Comments:****2.1 SOFFIT, FASCIA****Comments:**

The fascia boards are soft and deteriorated behind the gutters at all four corners of the house and at both sides of the breezeway due to gutter leaks. Gutters will have to be removed to replace the fascia boards. Qualified contractor to make appropriate repairs.



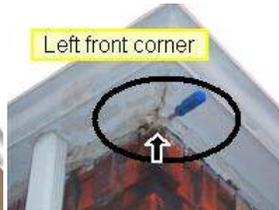
2.1 Picture 1



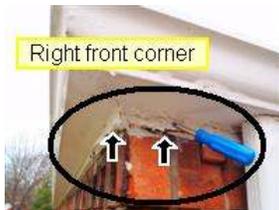
2.1 Picture 2



2.1 Picture 3



2.1 Picture 4



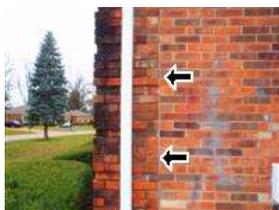
2.1 Picture 5



2.1 Picture 6

**2.2 FLASHING****Comments:****2.3 WALL COVERINGS****WALL CONSTRUCTION:** FRAME CONSTRUCTION/STICK BUILT**SIDING MATERIAL:** BRICK**Comments:**

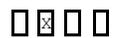
Some settlement has occurred at the right front corner of the house. The loose mortar joints have been caulked. The area shows no further settlement since the cracks were sealed, indicating the settlement has stopped. The nature of these cracks are not severe enough that any further evaluation is needed at this time.



2.3 Picture 1



2.3 Picture 2

**2.4 WALL COVERINGS****Comments:**

Two bricks are loose at the right front corner of the house. Masonry contractor to repair.

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**S R I NI**    **Inspection Items**


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2.4 Picture 1



2.4 Picture 2

**☒ ☒ ☒ ☒**    **2.5 DOORS**
**ENTRY DOORS: WOOD****Comments:**

The front door fluted jamb has minor deterioration at the bottom. Contractor to repair.

(Major deterioration will require wood replacement. Minor deterioration can be repaired with an exterior putty, caulked and re-painted. All deteriorated wood should be repaired or replaced by a qualified contractor).

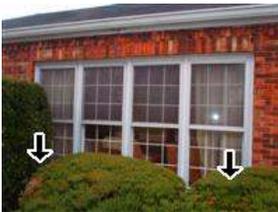


2.5 Picture 1

**☒ ☒ ☒ ☒**    **2.6 WINDOWS**
**Comments:**

The bottom corners of the window sills are deteriorated at the living room and dining room windows. Contractor to repair.

(Major deterioration will require wood replacement. Minor deterioration can be repaired with an exterior putty, caulked and re-painted. All deteriorated wood should be repaired or replaced by a qualified contractor).



2.6 Picture 1



2.6 Picture 2



2.6 Picture 3



2.6 Picture 4



2.6 Picture 5

**☒ ☒ ☒ ☒**    **2.7 TRIM**
**Comments:**


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**S R I NI**    **Inspection Items**


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**S R I NI Inspection Items**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.8 DOWNSPOUTS
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**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.9 EXTERIOR LIGHTS
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**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.10 ELECTRICAL
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**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.11 HOSE BIBS / FAUCETS
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**Comments:****S R I NI Inspection Items**

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**3. GROUNDS**

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**S R I NI Inspection Items**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.0 DRAINAGE
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**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.1 DRIVEWAYS
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**DRIVEWAY:** CONCRETE**Comments:****S R I NI Inspection Items**

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**4. DETACHED GARAGE**

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S	R	I	NI	Inspection Items
☒	☐	☐	☐	4.0 ROOF <b>WALL CONSTRUCTION:</b> 2X4 STUD FRAMING <b>ROOF:</b> ONE LAYER, ASPHALT SHINGLES <b>Comments:</b>
☒	☐	☐	☐	4.1 ROOF SHEATHING <b>Comments:</b>
☒	☐	☐	☐	4.2 ROOF FLASHING <b>Comments:</b>
☒	☐	☐	☐	4.3 SOFFIT AND FASCIA <b>Comments:</b>
☒	☐	☐	☐	4.4 STRUCTURE <b>Comments:</b>
☒	☐	☐	☐	4.5 FRAMING <b>Comments:</b>
☒	☐	☐	☐	4.6 EXTERIOR <b>SIDING MATERIAL:</b> BRICK <b>Comments:</b>
☒	☐	☐	☐	4.7 INTERIOR <b>Comments:</b>
☐	☒	☐	☐	4.8 GARAGE DOOR <b>GARAGE DOOR/S:</b> WOOD <b>Comments:</b> Garage door jamb is deteriorated at the left and right sides at the bottom. Contractor to repair. <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>4.8 Picture 1</p> </div> <div style="text-align: center;">  <p>4.8 Picture 2</p> </div> </div>
☒	☐	☐	☐	4.9 GUTTERS AND DOWNSPOUTS <b>Comments:</b>
☐	☒	☐	☐	4.10 WINDOWS <b>Comments:</b> Window pane is cracked in the garage.
☒	☐	☐	☐	4.11 SERVICE DOOR <b>Comments:</b>
☒	☐	☐	☐	4.12 ELECTRICAL <b>Comments:</b>
☒	☐	☐	☐	4.13 LIGHT FIXTURES <b>Comments:</b>
☒	☐	☐	☐	4.14 CONCRETE SLAB FLOOR <b>Comments:</b>

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**S R I NI Inspection Items**

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**5. PORCHES, DECKS, CARPORTS**


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According to ASHI standards of practice the inspector shall inspect attached decks, balconies, stoops, steps, porches, and their associated railings.

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**S R I NI Inspection Items****☐ ☒ ☐ ☐ 5.0 FRONT PORCH****Comments:**

Front brick porch and step have settled and are sloped towards the foundation. Bricks have been caulked in an attempt to prevent water penetration. Water was leaking on the inside wall of the basement at the time of the inspection. Qualified flat work contractor to make appropriate repairs. See 11.0- Basement "Visible foundation walls"



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4



5.0 Picture 5

**☒ ☐ ☐ ☐ 5.1 PATIO****Comments:****☐ ☒ ☐ ☐ 5.2 STEPS****Comments:**

A handrail needs to be added on the rear steps. When three or more steps are present a handrail is required.



5.2 Picture 1

**S R I NI Inspection Items**

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**6. EXCLUSIONS**

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**S R I NI Inspection Items****S R I NI Inspection Items**

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**7. KITCHEN**

According to ASHI standards of practice the inspector shall inspect the walls, ceilings, and floors; the steps, stairways, and railings; the countertops and a representative number of installed cabinets; a representative number of doors and windows; garage door and garage door operators. The inspector is NOT required to inspect the paint, wallpaper, and other finish treatments; the carpeting; the window treatments; the central vacuum systems, the household appliances; recreational facilities.

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S	R	I	NI	Inspection Items
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7.0 CABINETS

**CABINETRY:** WOOD**SINK:** STAINLESS STEEL**Comments:**

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7.1 SINK AND DRAIN PIPES

**Comments:**

Kitchen sink is clogged and needs to be repaired by a licensed plumber.



7.1 Picture 1

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7.2 FAUCET

**Comments:**

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7.3 EXHAUST FAN

**EXHAUST FAN:** RE-CIRCULATING, NUTONE**Comments:**

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7.4 COUNTERTOP

**COUNTERTOP:** LAMINATE**Comments:**

☒	☐	☐	☐	
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7.5 STOVE

**STOVE:** ELECTRIC, GE**Comments:**

☒	☐	☐	☐	
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7.6 OVEN

**OVEN:** SAME AS STOVE**Comments:**

S	R	I	NI	Inspection Items
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**8. BATHROOMS**

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S	R	I	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.0 TOILET <b>SINK TYPE:</b> VANITY <b>NUMBER OF 1/2 BATHS:</b> ONE <b>NUMBER OF FULL BATHROOMS:</b> ONE <b>LOCATION OF BATHROOMS:</b> HALL, MASTER BEDROOM <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1 CABINETS <b>Comments:</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 SINKS <b>Comments:</b> Sink drains slow in the hall bath. Plumber to repair.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.3 SINK FAUCET <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.4 DRAIN PIPES <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.5 EXHAUST FAN <b>EXHAUST FAN:</b> FAN <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.6 TUB <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.7 TUB/SHOWER SURROUND <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.8 TUB/SHOWER FAUCET <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.9 SHOWER HEAD <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.10 SHOWER DOOR <b>Comments:</b>

S	R	I	NI	Inspection Items
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## 9. INTERIOR ITEMS

According to ASHI standards of practice the inspector shall inspect the walls, ceilings, and floors; the steps, stairways, and railings; the countertops and a representative number of installed cabinets; a representative number of doors and windows; garage door and garage door operators. The inspector is NOT required to inspect the paint, wallpaper, and other finish treatments; the carpeting; the window treatments; the central vacuum systems, the household appliances; recreational facilities.

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**S R I NI Inspection Items****9.0 CEILINGS****CEILING MATERIALS:** PLASTER & DRYWALL**Comments:**

Ceiling has been patched in the foyer and master bedroom.



9.0 Picture 1

9.0 Picture 2

**9.1 WALLS****Comments:****9.2 FLOORS****FLOOR COVERING:** HARDWOOD, TILE, VINYL**Comments:****9.3 FLOORS****Comments:**

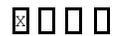
The master bedroom floor is stained.



9.3 Picture 1

**9.4 DOORS****Comments:**

Bifold doors are off track in the following locations: Master bedroom closets and hallway closet.

**9.5 WINDOWS****Comments:****S R I NI Inspection Items**

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**10. ATTIC AND ROOF STRUCTURE**

According to ASHI standards of practice the inspector shall inspect the structural components including framing; and by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. The inspector shall describe the roof structure and report the methods used to inspect the attic. The inspector is NOT required to provide any engineering service or architectural service; or offer an opinion as to the adequacy of any structural system or component.

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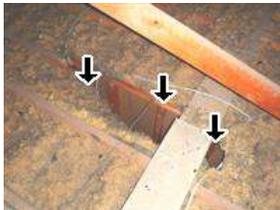
**S R I NI    Inspection Items**

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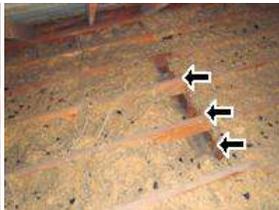
**S R I NI    Inspection Items**

**S R I NI Inspection Items**    10.0 ATTIC ACCESS**ATTIC INFO:** SCUTTLE HOLE**Comments:**    10.1 INSULATION**INSULATION:** BLOWN IN FIBERGLASS, 3"-4"**Comments:**

Two open areas in the attic are missing the insulation and need to be covered.



10.1 Picture 1



10.1 Picture 2

    10.2 ROOF FRAMING**ROOF FRAMING:** 2 x 6 RAFTERS on 24" CENTER, COLLAR TIES, RIDGE SUPPORTS**Comments:**    10.3 ELECTRICAL**Comments:**    10.4 ROOF SHEATHING**ROOF SHEATHING:** 1" SHEATHING BOARDS**Comments:**    10.5 ROOF SHEATHING**Comments:**

Stains were present but were dry at the time of the inspection.



10.5 Picture 1



10.5 Picture 2

    10.6 MISC**Comments:**

View of the attic.



10.6 Picture 1



10.6 Picture 2

    10.7 MISC**Comments:**

The house attic area is currently opened to the garage. The garage should be closed off from the main attic for fire stop in case of a fire. Qualified contractor to make appropriate repairs.

**S R I NI Inspection Items**

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10.7 Picture 1

**☐ ☐ ☒ ☐ 10.8 INSULATION****Comments:**

Add extra insulation "as an upgrade". Adding insulation will help reduce utility bills.

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**11. BASEMENT/LOWER LEVEL**

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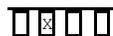
According to ASHI standards of practice the inspector shall inspect the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; the mechanical ventilation systems. The inspector shall describe the insulation and vapor retarders in unfinished spaces; the absence of insulation in unfinished spaces at conditioned surfaces. The inspector is NOT required to disturb insulation or vapor retarders; not determine indoor air quality.

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**S R I NI      Inspection Items**

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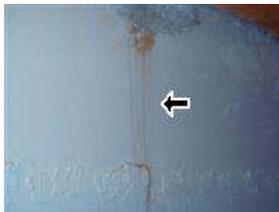
**S R I NI      Inspection Items**

**S R I NI**      **Inspection Items****11.0 VISIBLE FOUNDATION WALLS****BASEMENT:** UNFINISHED**FOUNDATION:** POURED CONCRETE**SUB-FLOOR:** 1" SHEATHING BOARDS**Comments:**

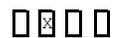
Water was leaking at the front wall behind the front porch at the time of the inspection. The front porch has settled and has been sealed in an attempt to correct the problem. This is considered a temporary repair. Qualified water proofer or flat work contractor to evaluate and determine what repairs are needed. See 5.0 Front Porch



11.0 Picture 1



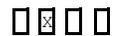
11.0 Picture 2

**11.1 VISIBLE FOUNDATION WALLS****Comments:**

The sill plate and ban board have been covered with plywood below the front porch where the water leak was detected. Unable to view this area for wood deterioration. Contractor to further evaluate and make any repairs that may be needed.



11.1 Picture 1

**11.2 VISIBLE FLOOR FRAMING****FLOOR STRUCTURE:** 2 X 10 WOOD JOISTS ON 16" CENTER**Comments:**

The sill plate is deteriorated below the front porch and the rear porch. Qualified contractor to repair.



11.2 Picture 1



11.2 Picture 2



11.2 Picture 3



11.2 Picture 4

**11.3 VISIBLE GIRDERS AND SUPPORTS****MAIN BEAM:** STEEL**SUPPORT COLUMNS:** STEEL**Comments:****11.4 INSULATION****Comments:**

Recommend adding at the ends of the joists at the outside walls "as an upgrade".

**11.5 WATER INTRUSION****Comments:****S R I NI**      **Inspection Items**

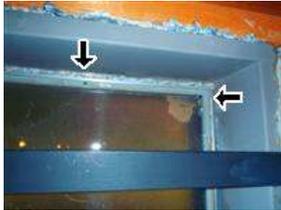
**S R I NI Inspection Items****□ □ ☒ □** 11.6 SUMP PUMP/ POSITIVE DRAIN**Comments:**

There is no sump pump in the basement. Some older houses did not have a sump pump.

**□ ☒ □ □** 11.7 BASEMENT WINDOWS**Comments:**

(1) Cracked pane in the left front basement window.

(2) All of the basement windows have been sealed shut.



11.7 Picture 1

**□ □ ☒ □** 11.8 STAIRS**Comments:**

Handrail to the basement is open on one side. Although this was not required when the house was built we recommend adding a railing for safety "as an upgrade".



11.8 Picture 1

**☒ □ □ □** 11.9 SLAB FLOOR**Comments:****☒ □ □ □** 11.10 FLOOR DRAIN**Comments:****S R I NI Inspection Items**

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**12. ELECTRICAL**

According to ASHI standards or practice the inspector shall inspect the service drop, the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; the ground fault circuit interrupters. The inspector shall describe the amperage and voltage rating of the service; the location of main disconnect(s) and sub panels; the wiring methods. The inspector shall report on the presence of solid conductor aluminum branch circuit wiring; on the absence of smoker detectors. The inspector is NOT required to inspect the remote control devices unless the device is the only control device; the alarm systems and components; the low voltage wiring, systems and components; the ancillary wiring, systems and components not a part of the primary electrical power distribution system. The inspector shall not measure amperage, voltage or impedance. **Licensed electrician to make all electrical repairs.**

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☒	☐	☐	☐	12.0 SERVICE ENTRANCE <b>ELECTRICAL CONDUCTORS:</b> UNDER GROUND, 125 AMP, ALUMINUM, 110 VOLTS, 220 VOLTS <b>PANEL LOCATION:</b> BASEMENT <b>VISIBLE GROUNDING:</b> WATER PIPE <b>Comments:</b>
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☒	☐	☐	☐	12.1 MAIN PANEL BOX <b>PANEL CAPACITY:</b> 125 AMP <b>PANEL TYPE:</b> BREAKERS <b>ELEC. PANEL MANUFACTURER:</b> GENERAL SWITCH <b>MAIN BREAKER:</b> SPLIT 60 <b>BRANCH WIRE 120 VOLT:</b> COPPER <b>BRANCH WIRE 240 VOLT:</b> COPPER AND ALUMINUM <b>Comments:</b>
---	---	---	---	---

View of main panel box with cover removed.



12.1 Picture 1

☒	☐	☐	☐	12.2 MAIN BREAKER OR FUSES <b>Comments:</b>
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☒	☐	☐	☐	12.3 BREAKERS/ FUSES <b>Comments:</b>
---	---	---	---	--

☒	☐	☐	☐	12.4 ELECTRICAL GROUNDING <b>Comments:</b>
---	---	---	---	---

☒	☐	☐	☐	12.5 SWITCHES <b>Comments:</b>
---	---	---	---	-----------------------------------

☒	☐	☐	☐	12.6 WIRING <b>Comments:</b>
---	---	---	---	---------------------------------

☒	☐	☐	☐	12.7 OUTLETS <b>Comments:</b>
---	---	---	---	----------------------------------

☒	☐	☐	☐	12.8 LIGHT FIXTURES <b>Comments:</b>
---	---	---	---	---

S	R	I	NI	Inspection Items
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S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**13. PLUMBING**

According to ASHI standards of practice the inspector shall inspect the interior water supply and distribution systems including all fixtures and faucets; the drain, waste and vent systems including all fixtures, the water heating equipment, the vent systems, flues, and chimneys; the fuel storage and fuel distribution systems; the drainage sumps, sump pumps, and related piping. The inspector shall describe the water supply, drain, waste, and vent piping materials, the water heating equipment including the energy source; the location of main water and main fuel shut-off valves. The inspector is NOT required to inspect the clothes washing machine connections; the interiors of flues or chimneys which are not readily accessible; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; private waste disposal systems. The inspector shall not determine whether the water supply and waste disposal systems are public or private; the quantity or quality of the water supply. The inspector shall not operate safety valves or shut-off valves. **Licensed plumber to make all plumbing repairs.**

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

S	R	I	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.0 SUPPLY LINES <b>PLUMBING SUPPLY:</b> COPPER <b>DISTRIBUTION:</b> COPPER <b>WATER SOURCE:</b> PUBLIC <b>GAS METER LOCATION:</b> LEFT SIDE OF THE HOUSE <b>SIZE OF MAIN SUPPLY LINE:</b> 3/4 "
<b>Comments:</b>				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.1 MAIN SHUT-OFF VALVE <b>Comments:</b> The main shut off is located on the left side basement wall.
-------------------------------------	--------------------------	--------------------------	--------------------------	--



13.1 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.2 HOSE BIB (FAUCET) AND SHUT OFF VALVES <b>Comments:</b> Turn off exterior hose bibs in the winter to prevent pipe from freezing and bursting.
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.3 WATER PRESSURE <b>Comments:</b>
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.4 DRAIN, WASTE AND VENT SYSTEMS <b>Comments:</b>
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.5 GAS PIPING AND CONNECTIONS <b>Comments:</b>
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S	R	I	NI	Inspection Items
S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected				

## 14. WATER HEATER

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

S	R	I	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14.0 WATER HEATER <b>EXHAUST VENT TYPE:</b> METAL <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14.1 WATER HEATER SAFETY VALVE AND OVERFLOW PIPE <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14.2 WATER HEATER EXHAUST VENT <b>Comments:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14.3 SHUT OFF VALVE <b>Comments:</b>

S	R	I	NI	Inspection Items
S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected				

## 15. GAS FURNACE

According to ASHI standards of practice the inspector shall inspect the installed heating equipment; the vent systems, flues, and chimneys. The inspector shall describe the energy source; the heating method by its distinguishing characteristics. The inspector is NOT required to inspect the interiors of flues or chimneys which are not readily accessible; the heat exchanger; the humidifier or dehumidifier; the electronic air filter; the solar space heating system. The inspector shall not determine heat supply adequacy or distribution balance.

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**S R I NI Inspection Items**    15.0 GAS FURNACE

**FUEL SOURCE:** GAS  
**FURNACE TYPE:** FORCED AIR  
**FURNACE LOCATION:** BASEMENT  
**GAS FURNACE BRAND:** COLEMAN  
**GAS FURNACE DATE:** OVER 30 YEARS OLD  
**FILTER LOCATION:** BY THE FURNACE IN THE DUCTWORK.  
**NUMBER OF HEAT SYSTEMS:** ONE  
**HUMIDIFIER BRAND:** APRILAIRE MODEL 110  
**CONDENSATE LINE OR PUMP:** 3/4" PLASTIC PIPE

**Comments:**

The furnace was evaluated by a licensed heating and air contractor at the time of the inspection. Cracks in the heat exchanger were observed and the furnace will need to be replaced. Licensed HVAC contractor to replace furnace.



15.0 Picture 1

    15.1 VENTING, FLUE PIPING

**EXHAUST VENT:** METAL

**Comments:**

Metal flue pipe from the furnace needs a one inch clearance from the plywood where it goes through the roof.



15.1 Picture 1

    15.2 DUCTWORK**Comments:**    15.3 HEATING REGISTERS**Comments:**    15.4 THERMOSTAT[S]

**THERMOSTAT LOCATION:** DINING ROOM

**THERMOSTAT TYPE:** MANUEL

**Comments:**    15.5 HUMIDIFIER**Comments:**

The humidifier did not work when tested. HVAC contractor to repair.



15.5 Picture 1

**S R I NI Inspection Items**

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**16. A/C**

According to ASHI standards or practice the inspector shall inspect the installed central and through-wall cooling equipment. The inspector shall describe the energy source; the cooling method by its distinguishing characteristics. The inspector is NOT required to inspect electronic air filters; nor determine cooling supply adequacy or distribution balance.

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**S R I NI Inspection Items**

16.0 COOLING AND AIR HANDLER EQUIPMENT  
**A/C MANUFACTURER:** GOODMAN  
**DATE:** 1998  
**NUMBER OF A/C UNITS:** ONE  
**A/C UNIT LOCATION:** REAR  
**Comments:**  
 The air conditioner was not tested because the outside air temperature was below 60 degree's. Operating a unit when temperature is less than 60 degree's could cause damage to the unit.

16.1 COOLING LINES

**Comments:**

16.2 CONDENSATION LINE OR PUMP

**Comments:**

16.3 MISC

**Comments:**

The average life of an A/C is 15 to 20 years. This A/C is 13 years old.

**S R I NI Inspection Items**

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**17. WASHER/DRYER**

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**S R I NI Inspection Items**

17.0 WASHER HOOK-UP  
**WASHER LOCATION:** BASEMENT  
**Comments:**

17.1 DRYER HOOK-UP  
**DRYER LOCATION:** BASEMENT  
**DRYER TYPE:** ELECTRIC, 3 PRONG OUTLET  
**Comments:**

17.2 DRYER VENT  
**Comments:**

**S R I NI Inspection Items**

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**18. FIREPLACES**

According to ASHI standards of practice the inspector shall inspect the system components; the vent systems, flues, and chimneys. The inspector shall describe the fireplaces and solid fuel burning appliances; the chimneys. The inspector is NOT required to inspect the interiors of flues or chimneys; the firescreens and doors; the seals and gaskets; the automatic fuel feed devices; the mantels and fireplace surrounds; the combustion make-up air devices; the heat distribution assists whether gravity controlled or fan assisted. The inspector shall not ignite or extinguish fires; determine draft characteristics; move fireplace inserts or stoves or firebox contents.

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**S R I NI Inspection Items**

18.0 FIREPLACE  
**TYPES OF FIREPLACES:** ELECTRIC LOGS  
**NUMBER OF FIREPLACES:** ONE  
**LOCATION:** FAMILY ROOM  
**Comments:**

18.1 HEARTH AND MANTLE  
**Comments:**

**S R I NI Inspection Items**

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**19. MISC**

S=Satisfactory, R=Repair/Replace or Further Evaluation Needed, I=Information only, NI=Not Inspected

**S R I NI Inspection Items**    19.0 SMOKE DETECTORS**SMOKE DETECTORS:** BATTERY OPERATED**INSPECTION STICKERS:** ELECTRICAL, PLUMBING**Comments:**

Smoke detectors with a "non removable" 10 year lithium battery needs to be installed per county ordinance.

    19.1 DOORBELL**Comments:**

Doorbell did not work.

    19.2 COMPLIMENTARY PICTURES**Comments:**

Complimentary pictures.



19.2 Picture 1



19.2 Picture 2



19.2 Picture 3

    19.3 INSPECTION STICKERS**Comments:**

The furnace is missing the inspection sticker.

    19.4 MISC**Comments:**

The furnace heating ducts are wrapped with a material that may contain asbestos. Asbestos is harmful if made airborne and breathed into the lungs. Some areas have come loose. All loose areas need to be encapsulated to prevent it from falling off. This should be done by a contractor that is certified in asbestos removal.



19.4 Picture 1

**S R I NI Inspection Items**

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## Repair/Replace or Maintenance Summary



**8404 McKenna Way  
Louisville, Ky 40291**

**Customer**  
Sample Sample

**Property Address**  
8805 Sample Way  
Louisville, KY 40222

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. **This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

### 1. ROOF COVERINGS

#### 1.5 GUTTERS

**Repair/Replace or Further Evaluation Needed**

- (1) The paint is chipped and falling off of the gutters in areas throughout. Qualified contractor to further evaluate and determine what repairs are needed.
- (2) The wood fascia boards are deteriorated behind the gutters at all four corners of the house and at both sides of the breezeway due to gutter leaks. The gutter joints will need to be cleaned and a sealant or epoxy will need to be applied at all joints where leaks are present.

### 2. EXTERIOR

**2.1 SOFFIT, FASCIA**

**Repair/Replace or Further Evaluation Needed**

The fascia boards are soft and deteriorated behind the gutters at all four corners of the house and at both sides of the breezeway due to gutter leaks. Gutters will have to be removed to replace the fascia boards. Qualified contractor to make appropriate repairs.



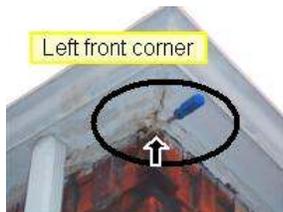
2.1 Picture 1



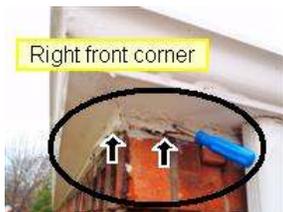
2.1 Picture 2



2.1 Picture 3



2.1 Picture 4



2.1 Picture 5

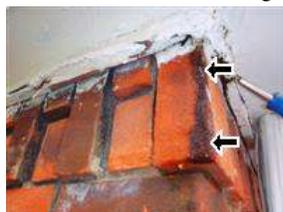


2.1 Picture 6

**2.4 WALL COVERINGS**

**Repair/Replace or Further Evaluation Needed**

Two bricks are loose at the right front corner of the house. Masonry contractor to repair.



2.4 Picture 1



2.4 Picture 2

**2.5 DOORS**

**Repair/Replace or Further Evaluation Needed**

The front door fluted jamb has minor deterioration at the bottom. Contractor to repair.

(Major deterioration will require wood replacement. Minor deterioration can be repaired with an exterior putty, caulked and re-painted. All deteriorated wood should be repaired or replaced by a qualified contractor).



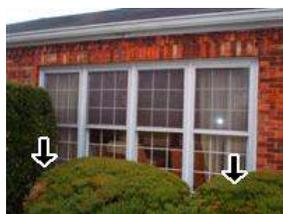
2.5 Picture 1

**2.6 WINDOWS**

**Repair/Replace or Further Evaluation Needed**

The bottom corners of the window sills are deteriorated at the living room and dining room windows. Contractor to repair.

(Major deterioration will require wood replacement. Minor deterioration can be repaired with an exterior putty, caulked and re-painted. All deteriorated wood should be repaired or replaced by a qualified contractor).



2.6 Picture 1



2.6 Picture 4

2.6 Picture 2



2.6 Picture 5

2.6 Picture 3

#### 4. DETACHED GARAGE

##### 4.8 GARAGE DOOR

###### Repair/Replace or Further Evaluation Needed

Garage door jamb is deteriorated at the left and right sides at the bottom. Contractor to repair.



4.8 Picture 1



4.8 Picture 2

##### 4.10 WINDOWS

###### Repair/Replace or Further Evaluation Needed

Window pane is cracked in the garage.

#### 5. PORCHES, DECKS, CARPORTS

##### 5.0 FRONT PORCH

###### Repair/Replace or Further Evaluation Needed

Front brick porch and step have settled and are sloped towards the foundation. Bricks have been caulked in an attempt to prevent water penetration. Water was leaking on the inside wall of the basement at the time of the inspection. Qualified flat work contractor to make appropriate repairs. See 11.0- Basement "Visible foundation walls"



5.0 Picture 1



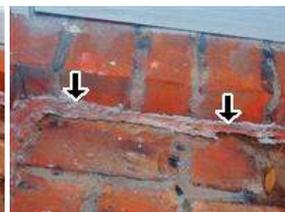
5.0 Picture 2



5.0 Picture 3



5.0 Picture 4



5.0 Picture 5

##### 5.2 STEPS

###### Repair/Replace or Further Evaluation Needed

A handrail needs to be added on the rear steps. When three or more steps are present a handrail is required.



5.2 Picture 1

## 7. KITCHEN

### 7.1 SINK AND DRAIN PIPES

#### Repair/Replace or Further Evaluation Needed

Kitchen sink is clogged and needs to be repaired by a licensed plumber.



7.1 Picture 1

## 8. BATHROOMS

### 8.2 SINKS

#### Repair/Replace or Further Evaluation Needed

Sink drains slow in the hall bath. Plumber to repair.

## 9. INTERIOR ITEMS

### 9.3 FLOORS

#### Repair/Replace or Further Evaluation Needed

The master bedroom floor is stained.



9.3 Picture 1

### 9.4 DOORS

#### Repair/Replace or Further Evaluation Needed

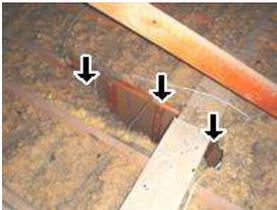
Bifold doors are off track in the following locations: Master bedroom closets and hallway closet.

## 10. ATTIC AND ROOF STRUCTURE

### 10.1 INSULATION

#### Repair/Replace or Further Evaluation Needed

Two open areas in the attic are missing the insulation and need to be covered.



10.1 Picture 1



10.1 Picture 2

### 10.7 MISC

#### Repair/Replace or Further Evaluation Needed

The house attic area is currently opened to the garage. The garage should be closed off from the main attic for fire stop in case of a fire. Qualified contractor to make appropriate repairs.



10.7 Picture 1

## 11. BASEMENT/LOWER LEVEL

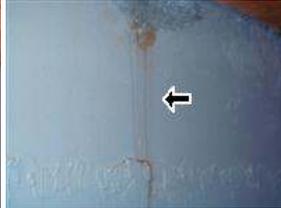
### 11.0 VISIBLE FOUNDATION WALLS

#### Repair/Replace or Further Evaluation Needed

Water was leaking at the front wall behind the front porch at the time of the inspection. The front porch has settled and has been sealed in an attempt to correct the problem. This is considered a temporary repair. Qualified water proofer or flat work contractor to evaluate and determine what repairs are needed. See 5.0 Front Porch



11.0 Picture 1



11.0 Picture 2

### 11.1 VISIBLE FOUNDATION WALLS

#### Repair/Replace or Further Evaluation Needed

The sill plate and ban board have been covered with plywood below the front porch where the water leak was detected. Unable to view this area for wood deterioration. Contractor to further evaluate and make any repairs that may be needed.



11.1 Picture 1

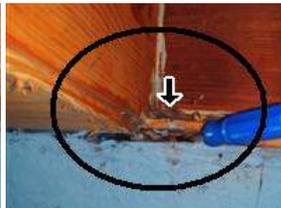
### 11.2 VISIBLE FLOOR FRAMING

#### Repair/Replace or Further Evaluation Needed

The sill plate is deteriorated below the front porch and the rear porch. Qualified contractor to repair.



11.2 Picture 1



11.2 Picture 2



11.2 Picture 3



11.2 Picture 4

### 11.7 BASEMENT WINDOWS

#### Repair/Replace or Further Evaluation Needed

- (1) Cracked pane in the left front basement window.
- (2) All of the basement windows have been sealed shut.



11.7 Picture 1

## 15. GAS FURNACE

**15.0 GAS FURNACE****Repair/Replace or Further Evaluation Needed**

The furnace was evaluated by a licensed heating and air contractor at the time of the inspection. Cracks in the heat exchanger were observed and the furnace will need to be replaced. Licensed HVAC contractor to replace furnace.



15.0 Picture 1

**15.1 VENTING, FLUE PIPING****Repair/Replace or Further Evaluation Needed**

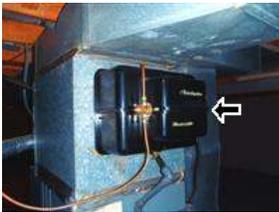
Metal flue pipe from the furnace needs a one inch clearance from the plywood where it goes through the roof.



15.1 Picture 1

**15.5 HUMIDIFIER****Repair/Replace or Further Evaluation Needed**

The humidifier did not work when tested. HVAC contractor to repair.



15.5 Picture 1

**19. MISC****19.0 SMOKE DETECTORS****Repair/Replace or Further Evaluation Needed**

Smoke detectors with a "non removable" 10 year lithium battery needs to be installed per county ordinance.

**19.1 DOORBELL****Repair/Replace or Further Evaluation Needed**

Doorbell did not work.

**19.4 MISC****Repair/Replace or Further Evaluation Needed**

The furnace heating ducts are wrapped with a material that may contain asbestos. Asbestos is harmful if made airborne and breathed into the lungs. Some areas have come loose. All loose areas need to be encapsulated to prevent it from falling off. This should be done by a contractor that is certified in asbestos removal.



19.4 Picture 1

## Information Only Summary



**8404 McKenna Way  
Louisville, Ky 40291**

**Customer  
Sample Sample**

**Property Address  
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Louisville, KY 40222**

### 1. ROOF COVERINGS

#### 1.6 GUTTERS

##### Information only

Gutters are clogged with leaves and debris. Keep gutters clean to prevent water from overflowing gutters.



1.6 Picture 1

### 2. EXTERIOR

#### 2.3 WALL COVERINGS

##### Information only

Some settlement has occurred at the right front corner of the house. The loose mortar joints have been caulked. The area shows no further settlement since the cracks were sealed, indicating the settlement has stopped. The nature of these cracks are not severe enough that any further evaluation is needed at this time.



2.3 Picture 1

2.3 Picture 2

### 9. INTERIOR ITEMS

#### 9.0 CEILINGS

##### Information only

Ceiling has been patched in the foyer and master bedroom.



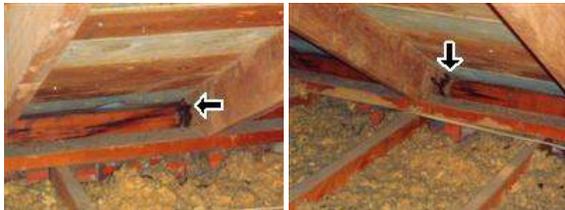
9.0 Picture 1

9.0 Picture 2

### 10. ATTIC AND ROOF STRUCTURE

**10.5 ROOF SHEATHING****Information only**

Stains were present but were dry at the time of the inspection.



10.5 Picture 1

10.5 Picture 2

**10.8 INSULATION****Information only**

Add extra insulation "as an upgrade". Adding insulation will help reduce utility bills.

**11. BASEMENT/LOWER LEVEL****11.4 INSULATION****Information only**

Recommend adding at the ends of the joists at the outside walls "as an upgrade".

**11.6 SUMP PUMP/ POSITIVE DRAIN****Information only**

There is no sump pump in the basement. Some older houses did not have a sump pump.

**11.8 STAIRS****Information only**

Handrail to the basement is open on one side. Although this was not required when the house was built we recommend adding a railing for safety "as an upgrade".



11.8 Picture 1

**16. A/C****16.3 MISC****Information only**

The average life of an A/C is 15 to 20 years. This A/C is 13 years old.

**19. MISC****19.3 INSPECTION STICKERS****Information only**

The furnace is missing the inspection sticker.

General Limitations and Exclusions: Inspections performed in accordance with the American Society of Home Inspectors are NOT *technically exhaustive* and will not identify concealed conditions or latent defects. The inspector is NOT required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority. Inspectors are NOT required to determine the condition of systems or components which are not readily accessible; the remaining life of any system or component; the strength, adequacy, effectiveness, or efficiency of any system or component; the causes of any condition or deficiency; the methods, materials, or costs of corrections; future conditions including, but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.); the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of systems of components; the acoustical properties of any system or component. Inspector are NOT required to offer or perform any act of service contrary to law; or perform engineering services; or perform work in any trade or any professional service other than home inspection; warranties or guarantees of any kind. Inspectors are NOT required to operate any system or component which is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls; shut-off valves. Inspectors are NOT required to enter any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or

damage the property or its systems or components, the under-floor crawl spaces or attics which are not readily accessible. Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems of components which are not installed; decorative items, systems or components located in areas that are not entered in accordance with the SOP's; detached structures other than garages and carports; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris; dismantle any system or component, except as explicitly required by these Standards of Practice.

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## Not Inspected Items



**8404 McKenna Way  
Louisville, Ky 40291**

**Customer**  
Sample Sample

**Property Address**  
8805 Sample Way  
Louisville, KY 40222

### 16. A/C

#### 16.0 COOLING AND AIR HANDLER EQUIPMENT

##### **Not Inspected**

The air conditioner was not tested because the outside air temperature was below 60 degree's. Operating a unit when temperature is less than 60 degree's could cause damage to the unit.